



City of Keller

Planning & Zoning Commission

Agenda

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Monday, June 24, 2019

PRE-MEETING BRIEFING 6:00 P.M.

A. CALL TO ORDER - Chairperson Gary Ponder

B. ADMINISTRATIVE COMMENTS

1. [Briefing regarding City Council action on Tuesday, June 18, 2019.](#)

C. WORK SESSION

1. [Discussion regarding Tree Ordinances, Reference UDC Article 8.19, reviewing to update current language, proposing to amend punishment for clear cutting of land and associated fees. Proposing to add additional quality trees to large canopy tree list and understory tree list.](#)

D. DISCUSS AND REVIEW AGENDA ITEMS

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Chairperson Gary Ponder

B. PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

C. PERSONS TO BE HEARD

This is a time for the public to address the Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action.

D. OLD BUSINESS

1. [PUBLIC HEARING: Consider a recommendation of amendments to the City of Keller Unified Development Code, adopted by Ordinance No. 1746 dated July 7, 2015, by amending Article 3 - Definitions; Article 8 - Zoning Districts, Development Standards, Tree Preservation, to amend fence requirements; authorizing publication; provide for penalties;](#)

and establishing an effective date. City of Keller, applicant. (UDC-19-0004)

Attachments: [061019 UDC Proposal-Art. 3-Definitions](#)
[061019 UDC Proposal-Art. 8, Sec. 8.09-Sign Regs](#)
[061019 UDC Proposal-Art. 8, Sec. 8.11-Fence Requirements](#)

E. NEW BUSINESS

1. Consider approval of the minutes of the Planning and Zoning Commission Meeting on June 10, 2019.

Attachments: [061019 Meeting Minutes](#)

2. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) to construct an Accessory Dwelling Unit up to 2,400 square-feet, with variances for size and location on an approximately 2.2-acre tract of land located on the west side of Willis Lane and approximately 2,800 feet northwest of the intersection of North Tarrant Parkway and Willis Lane, being Lot 1, Block A, Sandra Smith Addition, at 1660 Willis Lane (Account# 41563832), and zoned Single-Family Residential-36,000 square-foot lot minimum (SF-36). Janine and Nicholas Stevens, Owner/Applicant. (SUP-19-0014)

Attachments: [062419 StevensDwellingUnitSUP-19-0009 Maps](#)
[062419 StevensDwellingUnitSUP-19-0009 StaffAttachment\(1of1\)](#)
[062419 StevensDwellingUnitSUP-19-0009 ExhibitA\(1of3\)](#)
[062419 StevensDwellingUnitSUP-19-0009 ExhibitA\(2of3\)](#)
[062419 StevensDwellingUnitSUP-19-0009 ExhibitA\(3of3\)](#)

3. PUBLIC HEARING: Consider a request of a Specific Use Permit (SUP) for Wholistic Healing Chiropractor, a proposed 'Medical Offices' use to occupy a 700-square-foot lease space within a 3,550-square-foot multi-tenant building, located on a 0.2295-acre tract of land, located on the east side of North Main Street (U.S. HWY 377), at the intersection of West Hill St and North Main Street (US HWY 377), being Lot 4, Block 10, Keller City Addition, at 149 North Main Street (US HWY 377), Suite C (Account #: 01484354), and zoned Old Town Keller (OTK). (SUP-19-0012) Michael Gallagher, applicant. Vina Property LLC is the owner of the property.

Attachments: [062419 Maps](#)
[062419 ExhibitA Application&Letter](#)

4. PUBLIC HEARING: Consider a request for a Specific Use Permit (SUP) to allow the "rental of tools and machinery" and for the use of "outside storage" on a 4.77-acre-lot on the east side of South Main Street, approximately 400 feet south from the intersection of South Main Street and Calverley Place, being Steelwright Addition, Lot 1A, Block 1, at 1675 South Main Street (Account # 06427324) zoned (LI) Light Industrial, Roy Holdeman, applicant; Johnson-Keller 377, LLC, owner (SUP-19-0015).

Attachments: [06242019 SUPEquipmentsshare.com AerialMap](#)
[06242019 SUPEquipmentsshare.com AboveGroundFuelTank](#)
[06242019 SUPEquipmentsshare.com SignaturesofSupport](#)

5. [Consider a request of a Site Plan Amendment for Chick-Fil-A, a 4,779 square-foot restaurant with drive-thru on an approximately 11.960-acre tract of land, located on the south side of Keller Parkway \(F.M. 1709\), situated at the intersection of Rufe Snow Drive and Keller Parkway \(F.M. 1709\), being Lot 1R, Block A, Keller Town Center, at 1002 Keller Parkway, and zoned Town Center \(TC\). Regency Centers, LP, owner. Esencia Architecture and Urban Design, LLC, applicant/developer. \(SP-19-0007\)](#)

Attachments: [062419 ChickFilA Maps](#)
[062419 ChickFilA ExhibitA Application](#)
[062419 ChickFilA ExhibitB Site Plan](#)
[062419 ChickFilA StaffAttachment ApprovedPlat](#)

6. [Consider a request for the approval of an appeal to the City of Keller Unified Development Code, Article 8, Zoning Districts, Development Standards, and Tree Preservation, Section 8.19, Tree and Natural Feature Preservation to allow advanced tree removal and lot grading for residential Lots 13-32, Block B; Lots 8-14, Block F; Lots 1-14, Block G, and one open space lot of Gean Estates Phase 3, a residential development consisting of forty-one \(41\) residential lots and two \(2\) open space lots, located on approximately 40.73 acres of land, on the south side of Bancroft Road, approximately 2,550 feet east of the Bancroft and Bourland Road Intersection, at 740 Bancroft Road, and zoned Single Family Residential-36,000 square foot minimum \(SF-36\). Kyle Dickerson, Lennar Homes of Texas Land and Construction, owner/applicant. LJA Engineering, Inc., Engineer. \(TB-18-0001\).](#)

Attachments: [06242019 GeanEstatesPh3 1stGeanEstatesMemoPh3](#)
[06242019 GeanEstatesPh3 TableforAlternative2](#)
[06242019 GeanEstatesPh3 TableforAlternative1](#)
[06242019 GeanEstatesPh3 TreeTableforAlternative1](#)
[06242019 GeanEstatesPh3 TreeTableforAlternative1.A](#)
[06242019 GeanEstatesPh3 TreeTableforAlternative2](#)
[06242019 GeanEstatesPh3 TreeTableforAlternative2.A](#)

7. [Consider a request of a Site Plan Amendment for the Keller Regional Adoption Center, a 36,019 square-foot animal shelter on an approximately 6.731-acre tract of land, located on the west side of Rufe Snow Drive, situated 650 feet north of the Rufe Snow Drive and Bear Creek Parkway Intersection, being Lot 1R, Block 1, Public Safety Addition, at 330 Rufe Snow Drive, and zoned City Owned Property \(COP\). City of Keller, owner/applicant. \(SP-19-0009\)](#)

Attachments: [062419 ShadeStructureSP-19-0009 ExhibitA\(1of4\)](#)
[062419 ShadeStructureSP-19-0009 ExhibitA\(2of4\)](#)
[062419 ShadeStructureSP-19-0009 ExhibitA\(3of4\)](#)
[062419 ShadeStructureSP-19-0009 ExhibitA\(4of4\)](#)
[062419 ShadeStructureSP-19-0009 Maps](#)

F. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

Our mission is to support a vibrant community of high quality neighborhoods, thriving businesses and natural beauty by setting the standard for excellence in municipal efficiency, service and innovation.

CERTIFICATE

I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Friday, June 21, 2019 at 5:00 PM

Julie Smith, Director of Community Development

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.